

THE VALUE OF THE ARSENAL

Board of Appraisers Fixes the Aggregate of Buildings and Grounds at \$154,000.

GEN. COBURN DISSENTS

THINKS \$250,000 IS THE TRUE APPROXIMATE VALUE.

Majority Report Does Not Estimate Worth of Buildings as High as Gen. Coburn Does.

CONDITIONS FOR A SALE

THE APPRAISERS SUGGEST THREE ANNUAL PAYMENTS.

Full Text of the Reports Now In Secretary Root's Hands--Interests of Technical School.

The report of the board of appraisers, appointed eight weeks ago to fix the valuation of the arsenal grounds, is now in the hands of Secretary Root, of the War Department, at Washington. The report was forwarded Wednesday. The majority report was signed by three of the commission--Former Judge Byron K. Elliott, Henry Ellet and Charles E. Coffin--and concurred in all respects except the valuation by the other member, General John Coburn. General Coburn filed a dissenting opinion as to the valuation fixed.

The majority fixed the valuation at \$154,000, inclusive of grounds and buildings. General Coburn estimates the value of the property at \$250,000, and gives his reasons in his dissenting statement.

The decision to sell the arsenal property was made by the War Department in order that the funds secured from such a sale could be reinvested in land for an army post--over 1,000 acres being required. The action of the War Department opened the way to the promoters of the Winona Technical School to undertake the collection of funds in Indianapolis to an amount sufficient to enable the directors of the school, who have already provided a liberal endowment, to bid for it. The canvass for subscriptions for a fund of \$150,000 has been in progress for several months, and the amount raised is now about \$17,000 short of the amount needed, but pledges have been made that the full sum of \$150,000 will be subscribed.

The conditions of sale recommended by the board are taken to mean that the board did not lose sight of the educational scheme that is depending largely on the purchase of the arsenal grounds. If these conditions are accepted the technical school will have ability to bid much higher than the amount of its subscription because, if the property is secured for the institution, there will be less difficulty in procuring additional subscriptions to meet whatever payments may come due later and which may exceed the \$150,000 already pledged.

The arsenal grounds contain seventy-six acres. The testimony of witnesses varied as to the value of the buildings. Some valued them as high as \$50,000, and others said their value was insignificant and that the ground alone was worth about \$150,000.

REPORT OF MAJORITY.

Three of the Appraisers Agree on a Valuation of \$154,000.

The report of the majority of the commission is as follows:

The undersigned, appointed to appraise the property of the United States arsenal at Indianapolis, Ind., known as the arsenal grounds, respectfully submit the following report:

That before entering upon their duties as appraisers they duly took the oath required by law.

That they examined under oath twenty-seven witnesses, and also carefully viewed the said premises and made a thorough inspection of all the buildings and structures thereon.

That after a thorough and careful consideration of the subject they have appraised the property at \$154,000, in their judgment is the fair market value thereof. They deem it proper to say that it may be that if a purchaser could be found that could make use of the buildings and structures for a special purpose, the property would sell for much greater value than that above named, but unless such a purchaser can be found their judgment is that the property could not be sold for more than said sum.

ings and structures enable the United States to obtain the best possible price for said property. Respectfully submitted, BYRON K. ELLIOTT, HENRY ELLET, CHARLES E. COFFIN.

I concur in this, except as to the valuation of the premises, JOHN COBURN.

GEN. COBURN DISSENTS.

He Believes the Arsenal Grounds Are Worth at Least \$250,000.

General Coburn's opinion, dissenting from the valuation fixed by his colleagues, is as follows:

Indianapolis, Ind., Dec. 9, 1902. I dissent from the opinion of my colleagues in their estimate of the value of the buildings and grounds of the Indianapolis arsenal. In my opinion their estimate is below the fair value.

After a somewhat careful examination of all the important facts bearing on the question of value the majority of this board of appraisers have fixed their estimate at the sum of \$154,000. This conclusion was announced after an examination of a number of witnesses as to the condition and situation of this property and its possible use preparatory to a sale. They are in the main well-known gentlemen, who had a general acquaintance with the values of real estate and of the business of the city of Indianapolis. The examination of witnesses has ranged also over the condition of the buildings and their possible uses. Some of them had been erected at very great expense, and the possibility of their adaptation to future use was a serious question. And whether they could be applied to manufactures or an educational institution if purchased for either purpose was an object of inquiry.

The land is about a mile and a third from the central point of the city, which is the soldiers' monument. On the north and south ends each is a line of electric cars; one-quarter of a mile west are the lines of railroads traversing this country in all directions. One line of railroad, well known as the Big Four, is located a quarter of a mile west of this land. This company owns a strip of land reaching from their present lines to the west boundary of the arsenal tract, and it may be an easy matter to lay a track to the arsenal along St. Clair street. The city authorities are and have been very liberal in granting permits to railroad companies for the right to lay tracks for convenience in their business, so much so, that Indianapolis is famous as the Railroad City. The great Belt road is out east beyond this Big Four track at this point a mile and a half or more. I submit a map of this city showing the locations and routes. I also submit a pamphlet entitled "Products of Manufacture," which indicates the situation and business of this city better than any statement I can make. It would seem that the arsenal grounds would be very valuable for manufacturing purposes.

NO MEAN CITY. Indianapolis is no mean city with a population increasing rapidly above 100,000 souls, centrally situated and in a very productive region. The questions as to values of land and buildings arise first out of the fact that this is a large tract in the interior of a large city, and the first one is should it be subdivided; the next one arises out of the fact that there are some large buildings on it which were erected for the purposes of an arsenal. Should the land be subdivided into large blocks and small lots for sale as an addition to the city? Can the buildings be utilized and preserved? If sold as one tract the problem is easily solved. The range of purchasers would be exceedingly small. There could be little or no competition. The price could only be paid by wealthy men who can handle real estate or by companies. To the second question, should the land be sold in a reasonable number of lots, the witnesses who state that the arsenal grounds and buildings should be sold in a single tract for cash put their opinions on different grounds.

Fourth--That the land must not only be subdivided, but expensive streets, alleys and sewers must be constructed before it can be sold, and that even then it cannot be sold in a reasonable time.

Fifth--That the buildings are of very little value. That the residences are of old style and the repairs are expensive. That the storehouse is unfit for use, and that other buildings are unfit for use of little value for any purpose to which they can be adapted.

On the other hand, to the first objection the history of the times of military revolutions contradicts the assertion that government never subdivides real estate for sale. To the second objection, it is not a necessity that the subdivision and sale of real estate should be a long time to complete the sales. Nor is it true that expensive improvements need be made before it is offered for sale.

As to the assertion that the present buildings are of very little value, that they are in old style and of repair or unfit for use, it is proven beyond a question that facts contradict these assertions. And in fine print, the entire value of the arsenal property, consisting of land and improvements of a very substantial character.

THE VENEZUELAN AFFAIR.



CAUTION--Have all the fun you want, but don't tread on the toes of the man with the striped pants.

EIGHT-HOUR MEASURE

ARGUMENTS FOR AND AGAINST THE PROPOSED FEDERAL LAW.

Serious Charges Made by Shipbuilders, Which Were Promptly Denied by Labor Leaders.

RESENTED BY MR. GOMPERS

WHO SAID UNIONS DID NOT TAMPER WITH WARSHIPS.

Judge Payson Called "Cycloptic and Vengeful"--Immigration Bill Hearing--Cuban Reciprocity Treaty.

WASHINGTON, Dec. 12.--The Senate committee on education and labor to-day listened to arguments for and against the eight-hour bill. James O'Connell, president of the International Association of Machinists, referred to a statement made before the committee yesterday by J. H. Mott, assistant manager at Cramp's shipyard, Philadelphia, to the effect that the members of the International Association of Machinists had tried to destroy the machinery of the battleship Alabama and the transport Thomas while they were undergoing repairs in the Cramp's yard. Mr. O'Connell said nothing of the kind and ever been forth from the labor union and he did not believe it ever occurred.

Mr. Frank Morrison, secretary of the American Federation of Labor, made an argument for the bill.

Former Secretary of the Navy Herbert, in an argument in opposition to the bill, declared there were few men in the House of Representatives willing to take the responsibility of opposing any labor measure, no matter whether he approves it or not, lest he be set down as an enemy to the laboring class. "That explains why," he said, "this bill, and preceding bills like it, even worse than it, passed the House by large majorities."

L. E. Payson, for the Newport News Shipbuilding Company, referred to the strike at Newport News 1901 and said that when the battleship Illinois was about to leave the yard on her trial trip word had been forth from the labor union that she should not leave the yard until the union's terms were complied with. It was an act which, if the United States had been at war, would have been misprision of treason. "Men have suffered the loss of their lives for acts of culpability," said he, "than were committed against our people in June a year ago."

Samuel Gompers, president of the Federation of Labor, said he stated he was an actuator by the "cycloptic and vengeful Judge Payson," but it was the agitator who made the Republic, that saved the children employed in the cotton mills of the Southern States. Mr. Gompers said he wanted to take cognizance of a statement made by Mr. Mott yesterday and by Judge Payson to-day alleging that the International Association of Machinists had attempted to precipitate trouble in the Cramp shipyards during the Spanish war while government warships were being fitted out and that some of the labor men had attempted to wreck the machinery of a transport. He vehemently denounced the charge and said that Major Carson, of the Thomas, had declared the statement as being without foundation and had said that had such an attempt been made to tamper with the machinery of the ship he (Carson) would have known it.

"It is true," said Mr. Gompers, "that the strike in the Cramp shipyard delayed the departure of the Thomas for a week or ten days, but as a matter of fact it was not during the Spanish-American war, but late in the year 1899." He added that the chief merit of the ship he (Carson) would have known it.

NO SPECIAL SESSION

SENTIMENT OF REPRESENTATIVES IS AGAINST TARIFF REVISION.

Mr. Hemenway of Opinion that Congress Should Let Schedules Alone and Permit Prosperity to Reign.

ANOTHER EFFORT FOR HERNLY

MESSRS. WATSON AND BEVERIDGE WILL SEE THE PRESIDENT.

Washington Notes and Incidents of Interest to Indianapolis--C. B. Landis Recites Poetry in a Theater.

NONE OF THE CABLE LAID

Unfavorable Tide the Chief Cause--Clarence H. Mackay and Others Slightly Injured.

SAN FRANCISCO, Dec. 12.--An unsuccessful attempt was made to-day to lay the shore end of the Pacific cable. As a result the big steamer Silvertown, with the cable in her hold, is floating idly in San Francisco bay. About the Silvertown there is keen disappointment that adverse conditions made a failure of to-day's attempt to lay the first span of cable toward the new American possessions. A strong unfavorable tide was the chief cause of the failure of the first step in the great undertaking. Minor accidents were encountered by the workmen on shore.

Just before the attempt was abandoned for the day a number of men took hold of the hawser for a final pull. The hawser flew up and struck Clarence Mackay on the chin, carrying him off his feet. George W. McNear, of San Francisco, was hit on the back of the head and rendered unconscious for a short time. Frank Hotelling, of New York, was struck in the face, sustaining a cut. George Frazer, a photographer, was also hit in the face and his camera was broken.

BIG CONCERN'S TROUBLES

CONSOLIDATED LAKE SUPERIOR COMPANY SHORT OF MONEY.

Has Spent Twenty-Six Millions in Improvements in Five Years--Further Decline of Stock.

PHILADELPHIA, Dec. 12.--There were three important developments to-day in connection with the collapse of the shares of the Consolidated Lake Superior Company, which began yesterday and continued during to-day's operations on the Stock Exchange. At a meeting of the directors of the company the resignation of President F. S. Lewis was received and accepted. His successor was not chosen. The directors issued a statement announcing that the last quarterly dividend of 1 1/2 per cent. payable Dec. 15 had been deferred, and it was learned that the board has succeeded in arranging for a loan of \$1,000,000. Mr. Lewis had been president of the corporation only since Oct. 25, when he was elected to succeed E. V. Douglass, resigned.

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CASTRO ASKS ARBITRATION

But Continues Preparations for War, While Germans and British Threaten to Bombard.

LITTLE HOPE FOR PEACE

NEITHER EUROPEAN POWER LIKELY TO ACCEPT ARBITRATION.

Minister Bowen Forwards Castro's Proposition and Will Act As Mediator if Chance be Given.

SUMMARY OF SITUATION

BRITAIN'S ATTITUDE OUTLINED BY HER FOREIGN MINISTER.

Excitement at Puerio Cabello, Where Foreigners are Seeking Refuge on War Vessels.

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Lord Lansdowne made a speech last evening, which is held to show that the situation is in no way alarming, and although the opinion is expressed that President Castro's reported request for arbitration has come too late, this step on his part is welcomed as a proof of his anxiety to withdraw from his position.

The morning newspapers express various opinions as to the arbitration proposal, but there is a general agreement that if by a guarantee made by the United States or other means Venezuela could be bound to carry out an award no reason exists why Great Britain should refuse to consent to arbitration. It is believed, however, that neither Great Britain nor Germany is likely to accept the arbitration proposal.

Statements attributed to the consuls and other representatives of Venezuela in European cities all betray a stronger feeling against Germany than against Great Britain, as well as reliance upon the United States to prevent any Anglo-German invasion of Venezuela. The Venezuelan consul at Genoa is credited with the assertion that the armed intervention of the United States would be certain to follow immediately such invasion.

A dispatch from Berlin to the Morning Post says the British commander in Venezuelan waters will, as senior officer, in the future direct all joint action by the Anglo-German fleet after having consulted with Commander Scheder, the German commander. Germany has no intention of sending a force to the interior of Venezuela. All German action according to the correspondent, will be confined to the coast.

In a dispatch from Paris the correspondent of the Daily Express gives an interview with Senor Maubourgt, the Venezuelan representative in Paris. He says: "Germany's true motive in urging Great Britain to that country's present course was found in the question of trade. Americans lately have been pushing German products out of the South American market." "Germany," he continued, "has been pressing the Venezuelan government to take action against the British blockade of the Venezuelan coast. Of course, American competition also injured British trade. The present trouble will strengthen President Castro's position immensely."

CASTRO WOULD ARBITRATE.

Makes a Proposition Through the United States Minister.

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It is probable replies will be received overnight and will be sent by the State Department to Minister Bowen, who will inform the Venezuelan President. It is certain the State Department is willing to go to any reasonable length to settle the difficulty in Venezuela in any manner that shall be honorable and satisfactory to all parties.

Representative Crumpacker will this summer wear a handsome piece of headgear presented by a Porto Rican friend, Commissioner De Gateau. The hat was sent to Mr. Crumpacker's apartments in the Dewey with a note explaining that the gift was a token of esteem in which the congressman from the Tenth Indiana district is held by the people of Porto Rico. Mr. Crumpacker won the friendship of the Porto Ricans last summer by introducing a bill turning all the public lands in Porto Rico over to the insular government, to be held or disposed of for the benefit of the people of the island after the President had taken whatever land was necessary for military or naval stations. The bill passed the House, and after stormy career, having been twice lost, went through the Senate the last day of the session.

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